

A RESOLUTION

BY TRANSPORTATION COMMITTEE

05-*R*-0697

A RESOLUTION AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE AN AGREEMENT WITH THE ATLANTA AIRLINES TERMINAL CORPORATION ("AATC") FOR THE REMOVAL AND REPLACEMENT OF ROOFING ON CONCOURSES A AND B AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT, FOR A COST TO THE CITY NOT TO EXCEED \$4,872,564.00, TO BE CHARGED TO AND PAID FROM FUND, ACCOUNT AND CENTER NUMBER 2H21 574001 R21E02019999 (RENEWAL AND EXTENSION FUND, FACILITIES OTHER THAN BUILDINGS, ROOF REPLACEMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (hereinafter "City"), as owner and operator of the Hartsfield-Jackson Atlanta International Airport (hereinafter "the Airport") has entered into certain Lease Agreements, dated March 22, 1978, with various airlines serving the Airport (hereinafter "Contracting Airlines"), which cover the planning, design, development, construction, maintenance, and operation of the Central Passenger Terminal Complex (hereinafter "CPTC") at the Airport, with the City having responsibility for capital replacement items in the CPTC; and

WHEREAS, the Contracting Airlines formed Atlanta Airlines Terminal Corporation (hereinafter "AATC") to manage and operate the jointly leased and common use areas of the CPTC, including mechanical plants, on behalf of the Airlines and the City collectively; and

WHEREAS, the existing built-up roofs for Concourse A and B have been in place for more than twenty five years and have deteriorated due to weather, sun, personnel traffic and age; and

WHEREAS, all roofing warranties have expired and the existing roofs have passed their life expectancy; and

WHEREAS, AATC requires an Agreement for the removal and replacement of approximately 449,400 square feet of roofing and the installation of a new lighting protection system; and

WHEREAS, it is appropriate for AATC to oversee the removal and replacement of existing built-up roofs on Concourse A and B and the installation of a new lighting protection system since they are responsible for the operation and maintenance of the CPTC; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ATLANTA, GEORGIA, that the Mayor or her designee be and hereby authorized to execute on behalf of the City of Atlanta a Reimbursable Agreement with AATC for the built-up roof replacement and removal for Concourses A and B and installation of a new lighting protection system at Hartsfield-Jackson Atlanta International Airport, with the reimbursement of the cost thereof by the City to AATC up to a total amount not to exceed \$4,872,564.00.

BE IT FINALLY RESOLVED, that all contracted work shall be charged to and paid from Fund Account and Center Number 2H21 574001 R21E02019999 (Renewal and Extension Fund, Facilities Other Than Buildings, Roof Replacement).

BE IT FURTHER RESOLVED, that the City Attorney be and is hereby directed to prepare an appropriate contractual agreement for execution by the Mayor.

BE IT FINALLY RESOLVED, that this Agreement shall not become binding on the City and the City shall incur no liability upon same until such Agreement has been executed by the Mayor, attested to by the Municipal Clerk, and delivered to contracting parties.

Legislative White Paper

Committee of Purview: Transportation

Council Meeting Date: May 2, 2005

Legislation Title: Atlanta Airlines Terminal Corporation ("AATC") Central Passenger Terminal Complex ("CPTC") Roof Replacement Concourses A & B Reimbursable Agreement

Requesting Dept.: Department of Aviation

Contract Type: Reimbursable Agreement

Justification Statement: The existing built-up roofs on Concourses A and B have deteriorated due to weather, sun, personnel traffic and age. Furthermore, warranties have expired and the existing roofs are passed their life expectancy. The built-up roofs on Concourses A and B have been in place for more than 25 years.

Background: AATC requires an Agreement for the removal and replacement of approximately 449,400 square feet of roofing for Concourses A and B. Concourse A requires approximately 260,900 square feet be removed and replaced. Concourse B requires approximately 188,500 square feet be removed and replaced.

The scope of work will include the removal and replacement of decking, flashing, gravel stops, coping caps, roof walkway pads, downspouts, expansion joint covers, and all necessary sealants. In addition, AATC will be required to provide new a new lighting protection system.

Fund Account Center: 2H21 574001 R21E02019999; \$4,872,564.00

Source of Funds: General Airport Revenue Bonds reimbursed by through CPTC lease

Term of Contract: Twenty months

Method of Cost Recovery: CPTC Lease

Approvals:
DOF: Yes
DOL: Yes

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